

MINUTES
ZONING BOARD OF APPEALS
OCTOBER 9, 2013 – 7:00 P.M.
TOWN HALL ANNEX – COMMUNITY ROOM 1

I. ROLL CALL

Present: Grady, Manning, Russotto, Stebbins
Absent: Kravits, Mencer
Staff: Cullen, Silsby

Chairman Stebbins called the meeting to order at 7:05 p.m.

II. PUBLIC HEARING

1. ZBA#13-05 – 68 Forest Avenue, Mystic, Robert Folger/owner, for a variance to Section 4.10 for 20' in lieu of 60' for an accessory building. PIN # 270014442073, RU-40 zone.

The Chairman reviewed the public hearing procedures. He noted that since only four members are present tonight and four members are required for approval of a variance, the applicant has the option to postpone the hearing. Mr. Folger agreed to continue with the public hearing tonight.

For the record, the Chairman disclosed that he, being a Real Estate Agent, sold Mr. Folger his home in 1984. He does not feel there is a conflict of interest. Other members had no problem with the Chairman continuing on with this application.

Secretary Manning read the public hearing notice. He reviewed the mailings and stated that they were all in order.

Mr. Folger explained his request for a variance so he can build a garage to store his bass boat. Members reviewed the map. Specifics were given about the size of the boat and the proposed size and location of the garage. Members expressed concerns with the proposed location. Other more suitable locations were discussed. Details were given about the location of the septic system, the driveway, setbacks, frontages, and regulations. Folger gave specifics about another outbuilding on site, which is currently used for garden equipment.

Staff referred to the required setbacks, as discussion followed.

A suggestion was made to reduce the size of the garage in order to mitigate the need for such a severe variance. The importance of conforming to zoning regulations was brought up. Discussion ensued about tabling this item in order to review additional options with Staff. Some members felt the current proposed variance request was too intense.

MOTION: To table this item until October 23, 2013

Motion made by Russoto, seconded by Grady, so voted unanimously

III. MEETING FOLLOWING PUBLIC HEARING

1. Decision on Public Hearing Application
 - a. ZBA#13-05– 68 Forest Avenue, Mystic, Robert Folger/Owner

No action was taken.

2. Correspondence – Staff distributed a newsletter.

3. Minutes – Meeting of May 22, 2013

MOTION: To approve the minutes of May 22, 2013 as presented.

Motion made by Russoto, seconded by Grady, so voted unanimously

4. New Business

MOTION: To adopt the 2014 meeting schedule

Motion made by Grady, seconded by Russotto, so voted unanimously

5. Report of Staff

a) New Applications - Staff noted there are no new applications at this time.

Staff added that her department has been very busy. Two staff members were laid off after the last budget was set.

IV. ADJOURNMENT

Motion to adjourn at 7:50 p.m. was made by Russotto, seconded by Grady, so voted unanimously.

Tom Manning
Zoning Board of Appeals

Prepared by Robin Silsby
Office Assistant II